

DISTINCTIVE  
HOMES  
by



# Clumber Road West

Nottingham, NG7 1EF

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FHP Living are delighted to present this impressive and beautifully proportioned detached residence, extending to approximately 2,152 sq. ft. of versatile ground floor accommodation. Thoughtfully designed to complement modern family living, the home combines generous living spaces with a practical and welcoming layout throughout. Ideally positioned within one of Nottingham's most prestigious addresses, The Park Estate, this property offers an exceptional opportunity in a highly sought-after setting.





At the heart of the home lies a welcoming central hallway, creating an immediate sense of space and providing access to the principal living areas. The property features a superbly proportioned lounge, ideal for both relaxing and entertaining, which connects effortlessly to a separate snug, offering a more intimate and cosy reception space. A generously sized dining room provides an elegant setting for formal dining and social gatherings. The kitchen/breakfast room is well-appointed and designed with everyday family living in mind, offering ample space for both cooking and informal dining. This is further complemented by a separate utility room and a conveniently located WC, enhancing the home's practicality without compromising on style. The bedroom accommodation is equally well-considered, comprising three spacious bedrooms.





The principal suite benefits from a dedicated dressing room and direct access to a shower room, while a second bedroom enjoys the advantage of its own en-suite bathroom. A further family shower room serves the remaining accommodation, ensuring comfort and convenience for both residents and guests. Externally, the property continues to impress. A detached double garage provides excellent parking and storage solutions, while a separate shed offers additional outdoor storage. A particularly unique feature is the basement wine cellar, ideal for collectors or those seeking additional, characterful storage space. Overall, this is a home that perfectly balances generous living and private spaces, offering a versatile layout ideally suited to modern family life or those seeking spacious single-level living with excellent ancillary accommodation.

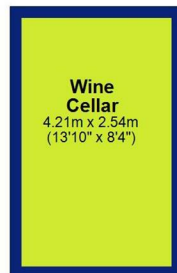




**Ground Floor**  
Main area: approx. 189.3 sq. metres (2037.4 sq. feet)  
Plus garages, approx. 25.6 sq. metres (275.6 sq. feet)  
Plus outbuildings, approx. 7.1 sq. metres (76.9 sq. feet)



**Basement**  
Approx. 10.7 sq. metres (114.9 sq. feet)



Main area: Approx. 200.0 sq. metres (2152.3 sq. feet)  
Plus garages, approx. 25.6 sq. metres (275.6 sq. feet)  
Plus outbuildings, approx. 7.1 sq. metres (76.9 sq. feet)



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## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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